048.0	0006	0003.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	925,400 /	925,400
					USE VALUE:	925,400 /	925,400
					ASSESSED:	925,400 /	925,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
170	-172	MEDFORD ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SAEGER JAMES P
Owner 2:	BALDRIDGE LYNN C
Owner 3:	
Street 1:	172 MEDFORD ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	ALIZIO PAUL -
Owner 2:	-
Street 1:	172 MEDFORD ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .184 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1924, having primarily Asbestos Exterior and 2526 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	8001.000	445,100	5,100	475,200	925,400
Total Card	0.184	445,100	5,100	475,200	925,400
Total Parcel	0.184	445,100	5,100	475,200	925,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 366.35 | /Parcel: 366.35

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 34395

GIS Ref

GIS Ref

Insp Date 12/04/18

!4099!

PREVIOUS ASSESSMENT

Parcel ID 048.0-0006-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	445,100	5100	8,001.	475,200	925,400		Year end	12/23/2021
2021	104	FV	424,600	5100	8,001.	475,200	904,900		Year End Roll	12/10/2020
2020	104	FV	425,200	5100	8,001.	475,200	905,500	905,500	Year End Roll	12/18/2019
2019	104	FV	328,500	5100	8,001.	504,900	838,500	838,500	Year End Roll	1/3/2019
2018	104	FV	328,500	5100	8,001.	368,300	701,900	701,900	Year End Roll	12/20/2017
2017	104	FV	307,900	5100	8,001.	320,800	633,800	633,800	Year End Roll	1/3/2017
2016	104	FV	307,900	5100	8,001.	273,300	586,300	586,300	Year End	1/4/2016
2015	104	FV	274,000	5100	8,001.	267,300	546,400	546,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	00:02:42

LAST REV

Date	Time
07/12/19	10:52:39
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 4099

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ALIZIO PAUL	46824-423		1/13/2006		580,000	No	No		
	7814-7		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/15/2011	1446	Porch	9,000	C				porch removation
3/19/2008	259	Manual	3,500			G9	GR FY09	repair rotting woo
2/6/2006	75	Manual	2,800					new cabinets kitch

ACTIVITY INFORMATION

Date	Result	By	Name
12/4/2018	MEAS&NOTICE	HS	Hanne S
4/16/2009	Meas/Inspect	189	PATRIOT
3/14/2006	MLS	HC	Helen Chinal
3/8/2000	Measured	197	PATRIOT
11/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	34395
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		8001		Sq. Ft.	Site		0	80.	0.74	1			Med. Tr	-10					475,219						475,200	

Total AC/HA:	0.18368	Total SF/SM:	8001	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	475,219	Spl Credit		Total:	475,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.06567693
Const Adj.:	0.93100190
Adj $ / SQ:	178.587
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	645035
Depreciation:	199961
Depreciated Total:	445074

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	4	Baths:	2	HB	

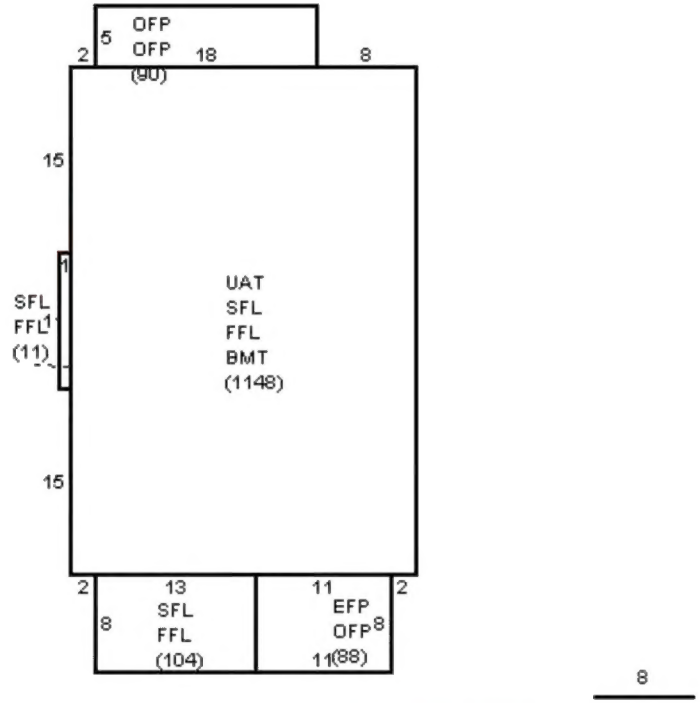
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	2	
Totals			
2	12	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	178.59
Special Features:	0	Val/Su Net:	103.10
Final Total:	445100	Val/Su SzAd	176.21

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,263	178.590	225,555
SFL	Second Floor	1,263	178.590	225,555
BMT	Basement	1,148	53.580	61,505
UAT	Upper Attic	287	71.430	20,502
OFP	Open Porch	268	21.090	5,653
EFP	Enclos Porch	88	54.150	4,765

Net Sketched Area:	4,317	Total:	543,535
Size Ad	2526	Gross Area	5178	FinArea	2526
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 048.0-0006-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1924	21.25	T	40	104			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100